

2024021279 00065

FORSYTH COUNTY NC FEE \$26.00
 STATE OF NC REAL ESTATE EXT
\$730.00

PRESENTED & RECORDED
 06/28/2024 11:34:25 AM
LYNNE JOHNSON
 REGISTER OF DEEDS
 BY: CHELSEA B MARTINEZ, DPTY
BK: RE 3813
PG: 3867 - 3869

NORTH CAROLINA GENERAL WARRANTY DEED

Excise Tax: \$730.00

Parcel No. 6835-05-7623.00

Verified by _____ County on the _____ day of _____, 20____

By: _____

Mail/Box to: Grantee at: 118 N. Poplar Street Winston-Salem, NC 27101

This instrument was prepared by Heather J. Kiger, a licensed North Carolina attorney. Delinquent taxes, if any, to be paid by the closing attorney to the county tax collector upon disbursement of closing proceeds.

Brief description: Lot 102, Metes and Bounds, Forsyth County, North Carolina.

THIS DEED made this 25th day of June 2024, by and between

GRANTOR	GRANTEE
Joseph C. Yates and wife, Melissa C. Yates FORWARDING ADDRESS: 2512 Woodbine Road Winston-Salem, NC 27104 PROPERTY ADDRESS IS _____ IS NOT <input checked="" type="checkbox"/> GRANTOR'S PRIMARY RESIDENCE	Corin Lindsay, single PROPERTY ADDRESS: <u>118 N. Poplar Street</u> <u>Winston-Salem, NC 27101</u>

The designation Grantor and Grantee as used herein shall include said parties, their heirs, successors, and assigns, and shall include singular, plural, masculine, feminine or neuter as required by context.

WITNESSETH, that the Grantor, for a valuable consideration paid by the Grantee, the receipt of which is hereby acknowledged, has and by these presents does grant, bargain, sell and convey unto the Grantee in fee simple, all that certain lot or parcel of land situated in **Forsyth** County, North Carolina and more particularly described as follows:

See attached Exhibit "A"

TO HAVE AND TO HOLD the aforesaid lot or parcel of land and all privileges and appurtenances thereto belonging to the Grantee in fee simple.

Submitted electronically by "Heather Kiger Law PLLC"
 in compliance with North Carolina statutes governing recordable documents
 and the terms of the submitter agreement with the Forsyth County Register of Deeds.

And the Grantor covenants with the Grantee, that Grantor is seized of the premises in fee simple, has the right to convey the same in fee simple, that title is marketable and free and clear of all encumbrances, and that Grantor will warrant and defend the title against the lawful claims of all persons whomsoever, other than the following exceptions: Subject to all easements, restrictions and rights-of-way of record, if any, and ad valorem taxes for 2024 and subsequent years.

IN WITNESS WHEREOF, the Grantor has duly executed the foregoing as of the day and year first above written.

Joseph C. Yates (SEAL)
Joseph C. Yates

Melissa C. Yates (SEAL)
Melissa C. Yates

**NORTH CAROLINA
FORSYTH COUNTY**

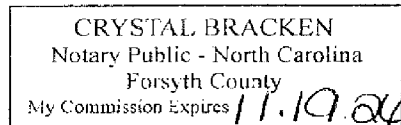
I, the undersigned Notary Public, do hereby certify that **Joseph C. Yates** personally appeared before me on this day and acknowledged the due execution of the foregoing instrument.

WITNESS my hand and notarial seal this 25 day of June 2024.

Crystal D Bracken
Notary Public

My commission expires:

11.19.20



**NORTH CAROLINA
FORSYTH COUNTY**

I, the undersigned Notary Public, do hereby certify that **Melissa C. Yates** personally appeared before me on this day and acknowledged the due execution of the foregoing instrument.

WITNESS my hand and notarial seal this 25 day of June 2024.

Crystal D Bracken
Notary Public

My commission expires:

11.19.20

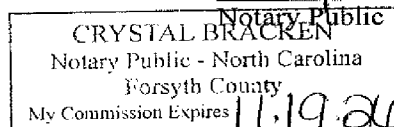


Exhibit "A"

BEING KNOWN and designated as Lot 102, Block 101 on the City and County Tax Maps; Beginning at an iron stake on the west side of North Poplar Street, said point of Beginning being 140 feet North of the northwest intersection of First and North Poplar Streets; running thence along the west side of North Poplar Street North 5° 30' West 60 feet to an iron stake; thence south 83° 50' West 160 feet to an iron stake; thence south 21° 50' West 42.2 feet to an iron stake; thence south 3° 50' East 22.6 feet to an iron stake; thence North 83° 50' East 180 feet to the place of Beginning. Being the same property described in that certain deed from T.C. Abernathy, Substitute Trustee, to Home Owners' Loan Corporation, dated September 11, 1939, and recorded in Book 455 Page 269, Forsyth County Registry. This is the same property as that described in Deed Book 110 at page 177 of the Forsyth County Registry, except therefrom the property described in Deed Book 132 at page 112 of the Forsyth County Registry.